

THIS WARRANTY DEED made this 13th day of February, 2013

BETWEEN:

PETER STANLEY SMITH, of Aston Abbotts, in the County of Buckinghamshire, England, U.K.,
being the Owner of the lands described in Schedule "A" herein,

(hereinafter called the "GRANTOR")

OF THE FIRST PART
-and-

CHRISTOPHER JOHN PHILIP GRAHAM, of Lunenburg,
in the County of Lunenburg, Province of Nova Scotia,

(hereinafter called the "GRANTEE")

OF THE SECOND PART
-and-

MARGARET JANET SMITH, of Aston Abbotts, in the County of Buckinghamshire, England, U.K.,
being the spouse of the Grantor who holds no title to the said lands,

(hereinafter called the "RELEASOR")

OF THE THIRD PART

WITNESSETH THAT in consideration of the sum of One Dollar and other good and valuable consideration;

The GRANTOR hereby conveys to the GRANTEE the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition pursuant to the *Matrimonial Property Act* of Nova Scotia.

The GRANTOR covenants with the GRANTEE that the GRANTEE shall have quiet enjoyment of the lands, that the GRANTOR has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the GRANTOR will procure such further assurances as may be reasonably required.

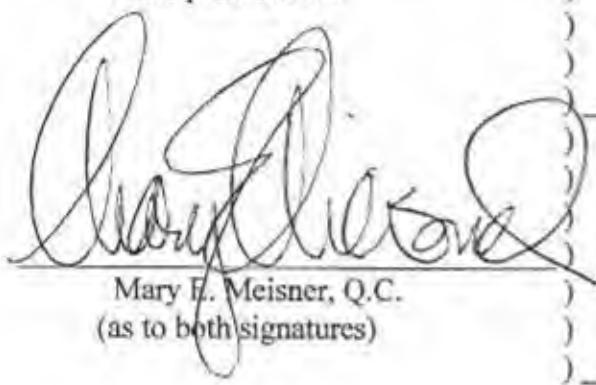
The RELEASOR hereby consents to the within conveyance and releases any claim that the RELEASOR had, has or may have pursuant to the *Matrimonial Property Act* of Nova Scotia and hereby conveys any and all right, title and interest which the RELEASOR may have with respect to the lands described in Schedule "A".

IN THIS WARRANTY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Warranty Deed shall be read with all appropriate changes of number and gender.

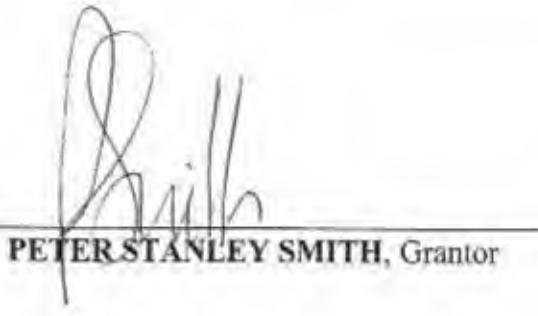
IN WITNESS WHEREOF the GRANTOR and the RELEASOR have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED)

in the presence of:)



Mary E. Meisner, Q.C.
(as to both signatures)



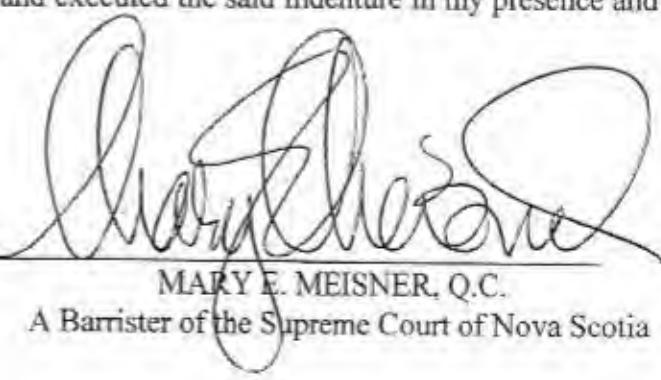
PETER STANLEY SMITH, Grantor



MARGARET JANET SMITH, Releasor

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG SS)

I HEREBY CERTIFY THAT on this 13th day of February, 2013, PETER STANLEY SMITH, Grantor, and MARGARET JANET SMITH, Releasor, two of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and executed the said Indenture in my presence and I have signed as a witness to such execution.



MARY E. MEISNER, Q.C.
A Barrister of the Supreme Court of Nova Scotia

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG SS)

WE, PETER STANLEY SMITH and MARGARET JANET SMITH, both of Aston Abbotts, in the County of Buckinghamshire, England, U.K., make oath and say that:

1. We are the Grantor and Releasor, respectively, in the foregoing Deed and are of the full age of nineteen (19) years.
2. We are non-residents of Canada within the meaning of the Income Tax Act (Canada).
3. For the purpose of this Affidavit,
 - (a) "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year; and
 - (b) "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
4. We are the spouses of each other and we have no other spouse as defined herein nor, with respect to the within property:
 - (a) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (b) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO SEVERALLY at Lunenburg,
in the County of Lunenburg, Province of
Nova Scotia, this 13th day of February, 2013,
before me:

MARY E. MEISNER, Q.C.
A Barrister of the Supreme Court
of Nova Scotia

PETER STANLEY SMITH

MARGARET JANET SMITH

SCHEDULE "A"

PID: 60060373

ALL that certain lot, piece, parcel or tract of land situate, lying and being at Lunenburg, in the County of Lunenburg and Province of Nova Scotia described as follows:

Lot Number Three (3) in Block Letter E in Zuberbuhlers Division of the Old Town Plot of Lunenburg aforesaid, and

Being on the Northern side of Townsend Street.

*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.